

REGULAR MEETING – CAIRO MAYOR & COUNCIL – JULY 27, 2009

The July 27, 2009 Regular Meeting was called to order at 6:00 p.m. in the Council Room at City Hall with Mayor Richard VanLandingham presiding. Present were Mayor Pro Tem Ernest W. Cloud, Jr., Council Members Kermit V. Gilliard, Jr. and Lannis Thornton. Staff Members in attendance were City Manager Chris Addleton, City Attorney Thomas L. Lehman, City Clerk Carolyn B. Lee, Energy Services Director Rod Prince, and Human Resources Director Carolyn Meades. Council Members James H. Douglas and Robert L. Gwaltney were unable to attend the meeting. Cairo Messenger Editor, Randy Wind, was also in attendance.

INVOCATION: The Invocation was given by Councilman Gilliard.

APPROVAL OF MINUTES:

June 13, 2009 Regular Meeting. Motion to approve minutes as submitted was made by Councilman Cloud, seconded by Councilman Thornton, and unanimously approved by all Council Members present.

DELEGATIONS:

1.) Brian Marlowe – Grady County Joint Development Authority. Mr. Marlowe, along with JDA Members Chuck Stafford and Chuck Thomas, were present to update the Council on the status of the Higdon Furniture building on Wight Road. They were negotiating with the company regarding the debt that was owed and were supposed to learn what Higdon was going to do by July 31st. A \$750,000 grant had originally been received to help construct the building; and there was approximately \$1.5M owed on the building, with a monthly payment of \$12,000. As there was not money in the Authority's budget to continue to make the payments, they had considered all options to avoid foreclosure by the banks. They stated that foreclosure should be a last resort as it would eliminate the Authority's ability to obtain financing for future projects. They had decided to ask the banks to restructure the loan to reduce the monthly payment to \$7,400 and were requesting that the City and County temporarily assist by paying \$3,700 each per month until they could get another tenant into the building. They noted that the asset was there and would stand for the debt, with any funds received from the Higdons to be used to refund or reduce the City/County funding. Mayor VanLandingham suggested that in the future the Authority meet with the governing bodies, or their representatives, at least annually to discuss goals and projects in order to stay abreast of Authority activities. He recommended supporting the Authority's request for assistance for the balance of the year, with Councilman Cloud making motion to furnish support of \$3,700 per month through December 2009. Motion was seconded by Councilman Thornton. City Manager Addleton pointed out that the Authority had worked well with the City in allowing the Public Works Department to use part of the Heritage Industrial Complex for storage at no cost to the City. After discussion, the motion was unanimously approved by all Council Members present.

SPECIAL EVENTS: None

OLD BUSINESS: None

NEW BUSINESS:

Personnel Policy Amendment – Leave Sharing. Human Resources Director Meades requested that language be added to the sick leave sharing policy to clarify that the policy would apply to donations only in cases of absences of a minimum of at least two consecutive weeks, or be a catastrophic condition. After discussion, motion was made by Councilman Cloud to approve

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the request, seconded by Councilman Gilliard, and passed unanimously by all Council Members present.

Introduction of Ordinance to Adopt Floodplain Management Measures. City Manager Addleton advised that it was necessary to adopt, and submit by August 18th, an ordinance for floodplain regulations in order to provide protection for the City and ensure its participation in the National Flood Insurance Program (NFIP). Without these regulations, the Federal Emergency Management Agency (FEMA) could not offer flood insurance in the community. (Ordinance was introduced and will be considered for adoption at the August 10th meeting).

2010 Georgia Department of Transportation (DOT) Local Assistance Road Program (LARP) – Certificate of Ownership and Agreement. City Manager Addleton advised that, since funding had not been approved in 2009, the priority list of streets was the same one used previously. After discussion, motion was made by Councilman Cloud to approve the priority list and certificate of ownership and agreement, seconded by Councilman Gilliard, and passed unanimously by all Council Members present. Mayor VanLandingham requested that a meeting be scheduled in the fall to discuss the priority list and road program.

Agreement between the Municipal Electric Authority of Georgia (MEAG), the City of Cairo, and the City of Thomasville for MEAG Power's Sale of Excess Power on behalf of the City of Cairo. Energy Services Director Prince informed the Council that there was 4 MWs of excess power and 1.2 MWs could be sold to Thomasville at \$44.73/MWh in 2010 and \$50.25/MWh in 2011 (Beginning January 1, 2010 through December 31, 2011). This would guarantee a revenue stream, and even if Timken's use of power should pick back up, there would still be excess to sell. After discussion, motion was made by Councilman Thornton to approve the agreement for sale of excess power, seconded by Councilman Cloud, and passed unanimously by all Council Members present.

OTHER BUSINESS:

Wastewater Treatment Plant Blower Replacement. City Manager Addleton reported that one of the two blowers at the WWTP, which was over 25 years old, had failed due to vane wear. Three options were considered, with a recommendation to replace the blower with a Model 73208 from Kittner LLC in Atlanta. It was the highest priced option at \$37,424 but would be more energy efficient and would have oil-lubricated bearings resulting in less maintenance and longer life. It would be paid from the WWTP maintenance and repair budget. After discussion, motion was made by Councilman Thornton to approve the purchase as recommended, seconded by Councilman Cloud, and passed unanimously by all Council Members present.

Request from Carl Camon, Ray City Mayor and Candidate for Governor of Georgia. Mayor Camon had requested to make a speech outside City Hall on Thursday, July 30th, at 12:45 p.m. on his Southwest Georgia Campaign Tour. After discussion, motion was made by Councilman Cloud to approve the request, seconded by Councilman Gilliard, and passed unanimously by all Council Members present.

CITY MANAGER'S REPORT:

1.) Reported that the 6th Ave., SE drainage project was nearing completion and hoped it would be finished for school opening on August 7th. Upon completion, work would begin on the 7th Ave., SE project. If not open by August 7th, there was a contingency plan in place for bus

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traffic. Councilman Cloud asked if buses could stop and unload on 4th Ave., SE/Highway 111, with City Manager Addleton to talk with Mr. Jerry Cox regarding the contingency plan.

2.) Regarding Mrs. Mildred Strickland's recent request to have truck traffic eliminated on 12th Ave., NW between North Broad and Highway 84 West, City Manager Addleton suggested two options: Option 1.) Place "No Thru Trucks" signs at either end, or Option 2.) To do nothing to limit truck traffic, as it was a commercially-zoned area and not enough information was actually available to determine the types of trucks traveling on the strip or the frequency. Mayor VanLandingham asked if there was a device available that could be used to determine the weight and size of the trucks. Since there were businesses that used trucks in the commercially-zoned area, it was decided to make no changes.

3.) Reported that there were currently 515 telephone customers.

4.) Advised that he had met with the Airport consultant and Department of Transportation representatives regarding the Tree Clearing Project at the Airport, and that the project should begin in mid-August.

5.) Discussed setting a Finance Committee meeting tentatively for Monday, August 3rd.

REPORTS:

a. Cairo Police Department Reports – June 2009

REPORTS FROM MAYOR & COUNCIL:

Councilman Thornton inquired as to the status of the 6th Ave., NW Drainage Project, with City Manager Addleton stating that he hoped to have more information from the consultant in August. He also reported that the street repair at 4th & 4th, NW had not been done, and that the problem at 6th Ave., & 10th St., NW was in even greater need of attention. In addition, he requested that a light that stayed on continuously at the back gate at Timken be repaired.

Councilman Gilliard stated his appreciation for the road scraping on the 11th Ave., NW connector and asked that mowing be done on Crine Blvd.

Councilman Cloud asked that the 13th St., SW property be mowed, as well as a ditch cleaned at the car wash on M. L. King, Jr. Ave. across from the funeral home. He requested that the area in front of the new apartments on Ridge Ave., SW be measured for installation of a sidewalk to extend from Church St., SW up to the shopping center parking lot. City Manager Addleton advised that he had already looked at the area and that there may be some difficulty with one section due to a tree and also sloping of the area.

EXECUTIVE SESSION:

At 6:45 p.m., motion was made by Councilman Cloud to enter into Executive Session to discuss pending or potential litigation. (O.C.G.A. § 50-14-2). Motion was seconded by Councilman Gilliard and passed unanimously by all Council Members present.

Present for the session were Mayor VanLandingham, Council Members Cloud, Gilliard, and Thornton; City Attorney Lehman; City Manager Addleton; and City Clerk Lee. At 7:00 p.m., motion was made by Councilman Gilliard to go out of Executive Session. Motion was seconded by Councilman Cloud and passed unanimously by all Council Members present. There was no action taken as a result of the session.

ADJOURN: There being no further business, the meeting was adjourned.

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APPROVED:

**RICHARD VANLANDINGHAM
MAYOR**

ATTEST:

**CAROLYN B. LEE
CITY CLERK**